

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
May 26, 2021

NOTICE THAT THE MAY 26TH, 2021 REGULAR PUBLIC MEETING OF THE TOWN OF HIGHLAND ADVISORY BOARD OF ZONING APPEALS WILL BE CONVENED AS AN ELECTRONIC MEETING, PURSUANT TO GOVERNOR HOLCOMB'S EXECUTIVE ORDERS 20-04, 20-09 AND 20-25 AND NOW EXTENDED BY EXECUTIVE ORDER 21-08, THROUGH APRIL 30, 2021, PURSUANT TO IC 5-14-1.5-3.6, FOR THE DURATION OF THE EMERGENCY.

TOPIC: TOWN OF HIGHLAND - BZA

TIME: MAY 26, 2021 06:00 PM CENTRAL TIME (US AND CANADA)

JOIN ZOOM MEETING

[HTTPS://ZOOM.US/J/94993885550?PWD=B2MYDLJNCK11AKROEVJ2Tkk3V2FPdz09](https://zoom.us/j/94993885550?pwd=B2MYDLJNCK11AKROEVJ2Tkk3V2FPdz09)

MEETING ID: 949 9388 5550

PASSCODE: 576280

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DIAL BY YOUR LOCATION

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1) **OPENING: Pledge of Allegiance Led By:** Mr. Thomas

2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzynski, Mr. Helms, Mr. Thomas and Mrs. Murovic.

3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on April 28, 2021? If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be June 23rd, 2021.

5) **COMMUNICATION:** None

6) **Old Business: Approval of Findings of Fact for Rogelio Castillo, 2145 41st Place, Highland, IN 46322,** requesting a variance to replace a fence beyond the build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

7) **New Business: Public Hearing for Price Point Builders, LLC, PO Box 1343, Crown Point, IN 46308,** requesting a Use Variance to change zoning from B-2 (Central Business District) to R-1 (Single-Family Residential) use for the property at 8535 Henry Street, Highland, IN 46322. {HMC 18.40.020} (A) Limitations of use. Dwelling units are not permitted below the second floor on lots which contain a business use. The property is zoned B-2 (Central Business District). The existing residential use is legal non-conforming. They are also requesting variances for lot area, which is 7000 square feet and lot width, which is 50 feet for the property at 8535 Henry St. {HMC 18.15.060} (C) (1) Property Development Standards. Every one family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum lot area of 7200 square feet and a minimum lot width of 60 feet at the building line and a minimum lot depth of 120 feet.

8) New Business: Public Hearing for F & E Ventures, LLC, 473 N. Oak Street, Elmhurst, IL 60126, C/O Scott Yahne, 9301 Calumet Avenue, Munster, IN 46321, requesting a Use Variance to construct a Car Wash in an Overlay District on the property located at 8955 Indianapolis Blvd., Highland, IN 46322. {HMC 18.45.030} (C) (h) Permitted uses restricted in Overlay District. {HMC 18.115.050} Use Variance to permit Car Wash, which is not a permitted use.

9) New Business: Public Hearing for RPS Highland, LLC, 8301 Indianapolis Blvd., Highland, IN 46322, C/O Jared Tauber, 1815 Eagle Ridge Drive, Schererville, IN 46375, requesting a Use Variance to use the property at 8301 Indianapolis Blvd., Highland, IN 46322 for a Logistics Hub and Storage Facility for car parts. {HMC 18.45.030} (C) (h) Permitted uses restricted in Overlay District.

10) New Business: Public Hearing for ASA ABOVE THEREST, LLC, 702 E. Washington Street, Shelbyville, IN 46176, requesting a variance to install a sign measuring 446.2 square feet at the location of 10251 Indianapolis Blvd., Highland, IN 46322, which exceeds the standard allowed square footage in the Zoning Ordinance. {18.83.030} (B) (3) (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice